



**A Publication of the County of Fairfax, Virginia
Department of Planning & Zoning**

For additional information about this amendment, call 703-324-1380
To request this information in an alternate format, call 703-324-1334, TTY 711



STAFF REPORT 2005-2006 AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): Braddock

APR ITEM(S):05-III-6P

NOMINATOR(S): Sharon Bulova, Braddock District Supervisor

ACREAGE: 6.13 Acres

TAX MAP I.D. NUMBERS: 77-4((1))1A

GENERAL LOCATION: Land north of Fairfax County Pkwy and west of Heritage Landing subdivision.

PLANNING AREA(S): III

District(s): Pohick

Sector: Middle Run (P6)

Special Area(s): NA

ADOPTED PLAN MAP: .2-.5 du/ac

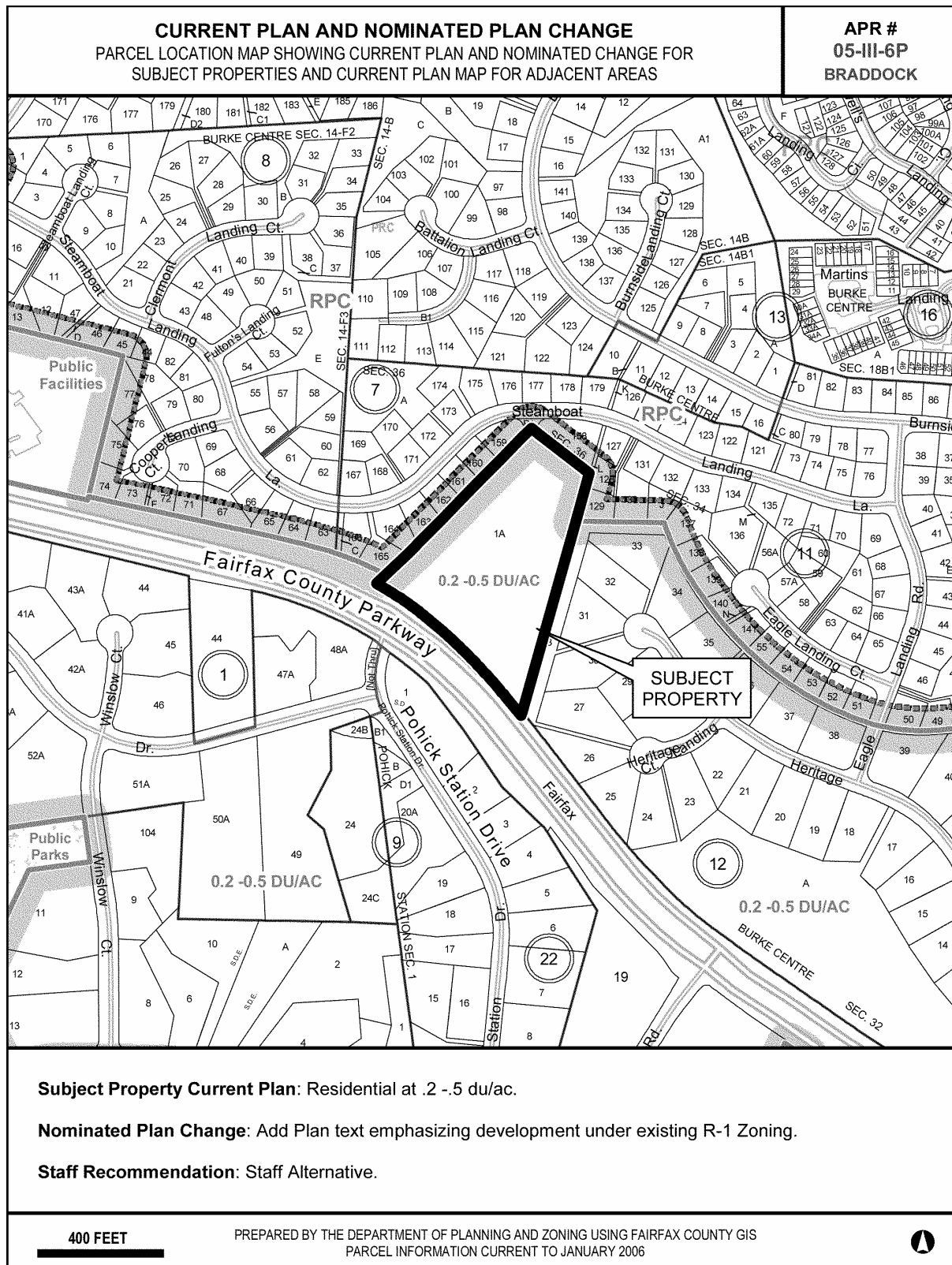
ADOPTED PLAN TEXT: No specific Plan text. General policy guidance regarding compatible infill development

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/pohick.pdf>
Page 66. No Specific text.

PROPOSED PLAN AMENDMENT: Add Plan text emphasizing development under existing R-1 Zoning.

SUMMARY OF STAFF RECOMMENDATION:

☐ Approve Nomination as submitted
☒ Approve Staff Alternative
☐ Retain Adopted Plan



CONTEXT

General Location: The subject property is located north of Fairfax County Parkway and west of the Heritage Landing subdivision.

Planned and Existing Land Use and Zoning:

Subject Property: The subject property is planned for residential use at 0.2 – 0.5 du/ac, zoned R-1 and is currently vacant.

Adjacent Area:

North/West: The area to the north and west is developed and planned as Residential Planned Community (RPC) and zoned Planned Residential Community (PRC).

East/South: The area to the east (Heritage Landing subdivision) and the area to the south (Pohick Station and The Hunt at Fairfax Station subdivisions) are planned for 0.2 – 0.5 du/ac, zoned R-1 and developed with low density residential uses.

PLANNING HISTORY

No Comprehensive Plan changes were proposed for this area since 1997.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District as amended through 12-6-2004, Middle Run Community Planning Sector (P6), Land Use Recommendations, Page 66:

“The Middle Run Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

The adopted Comprehensive Plan Map indicates that the subject area is planned for residential use at 0.2 – 0.5 du/ac.

NOMINATED PLAN AMENDMENT

The proposed text as submitted in the nomination emphasized that the subject property should develop under its existing R-1 zoning as follows:

“ 77-4((1)) parcel 1A between Steamboat Landing Way, the Fairfax County Pkwy and Heritage Landing Road and is zoned R-1. The community immediately to the east,

Heritage Landing, and the communities to the south of route 7100, Pohick Station and the Hunt at Fairfax Station, are also zoned R-1. Any development of the property should reflect the density and zoning of these adjacent parcels.”

At the Braddock APR Task Force meeting on February 7, 2006, the nominator proposed modifications emphasizing that the subject property should develop under the current planned density as follows:

“ 77-4((1)) parcel 1A is planned at .5 du/ac. This parcel lies between Steamboat Landing Way, the Fairfax County Pkwy and Heritage Landing Road and is zoned R-1. The community immediately to the east, Heritage Landing, and the communities to the south of route 7100, Pohick Station and the Hunt at Fairfax Station, are also zoned R-1. Any development of the property should reflect the density and zoning of these adjacent parcels.”

ANALYSIS

The subject property is planned for 0.2-0.5 du/ac and zoned R-1. The subject property is currently vacant. As indicated in the land use table (Table 1) below, the development potential at the current Plan density is three dwelling units. The maximum density (1du/ac) allowed under current zoning would yield six dwelling units, which is twice the current Plan’s development potential.

Development of this property is severely constrained by site access issues. Access to the abutting Fairfax County Parkway is prohibited. The only access to the property is from the Steamboat Landing Lane to the north. Due to Steamboat Landing Lane having a curve at this point the Virginia Department of Transportation (VDOT) minimum sight distance requirements are not met, which further constrains the site’s development potential. As a result, it is not appropriate to develop the property at the maximum density that could be considered under the current zoning. Based on previous discussions with VDOT, development on the subject property should not exceed three dwelling units.

Table 1: Existing and Potential Land Use:

	Single family Detached Units
Existing Development - Vacant	0
Current Plan – 0.2 to 0.5 du/ac	3
Zoning – R-1 (assuming maximum density)	6

RECOMMENDATION

Staff understands the nomination's intent that the subject property should develop with low density residential use. Staff recommends adding Plan text emphasizing that development should be consistent with the Plan Map designation of 0.2-0.5 du/ac and that a density greater than 0.5 du/ac is not appropriate due to the subject property's access constraints.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

(Additions are shown underlined; deletions are shown with a ~~strike through~~):

ADD: Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District as amended through 12-6-2004, Middle Run Community Planning Sector (P6), Land Use Recommendation 12, Page 70:

“12. The parcel (Tax Map 77-4((1)) 1A) abutting Fairfax County Parkway, which is located south of the Burke Centre Planned Residential Community is planned for residential use at 0.2 – 0.5 du/ac. Development of this parcel should be similar to the low density character of development to the south and east. Intensification above 0.5 du/ac is not appropriate due to site access constraints.”

PLAN FIGURES

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2003 Edition, Area III, Pohick Planning District as amended through 12-6-2004, Middle Run Community Planning Sector (P6), Land Use Recommendations General Location Map, Page 68: Show location of recommendation # 12 on Figure 33.

THE PLAN MAP

The Comprehensive Plan Map would not change.